



Comment Summary

Application #: PL201600030

Address: 4300 W 78TH ST, BLOOMINGTON, MN 554354300 MARKETPOINTE DR, BLOOMINGTON, MN 554354400 W 78TH ST, BLOOMINGTON, MN 55435.

Request: **Major revision to Final Development Plan for MarketPointe II parking ramp expansion**

Meeting: Post Application DRC - March 22, 2016
Planning Commission - April 07, 2016
City Council - April 18, 2016

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit. The requested action, a lot line adjustment, requires a Type I Preliminary and Final Plat.
- 2) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 3) Exterior materials must meet Section 19.63.08. The proposed material, precast concrete, must be integral in color. Coating of exterior walls is not permitted.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 3.0 foot-candles is required on the parking surface of levels 1-3, which may be reduced to 1.5 foot-candles for the outer perimeter of the parking lot. A minimum of 1.5 foot-candles is required for parking surfaces on the roof, which may also be reduced by 50% on the perimeter. The exhibit for initial lighting for the ramp is missing or mislabeled.
- 5) The parking space depth proposed does not meet the minimum dimension of 18 feet to qualify as Code-compliant parking spaces (21.301.06). Compact stalls are permitted, but may not be counted towards required parking. The proposed drive aisles may be reduced to 24 feet in width.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 292-1563

- 1) Lot line may affect type of construction and openings

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) See previous DRC minutes and markups for Fire Prevention comments.

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 2) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Public Rights-of-Way Vacation Application. Application fee is \$300 per application, no matter the number of easements. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 3) Temporary street signs, lighting, and addresses shall be provided during construction.
- 6) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 7) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 8) Consent to plat form is needed from any mortgage companies with property interest.
- 9) Public drainage/utility and easements must be provided on the plat.
- 10) Private common utility easement/agreement must be provided.
- 11) Private common driveway/access easement/agreement must be provided.
- 12) MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.
- 13) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 14) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 15) Show erosion control BMP locations on the plan

Assessing Review Contact: Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

- 1) Platting is the trigger for park dedication. Since this development does not add any additional occupied space, there will be no park dedication.

Water Resources Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 2) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 3) An erosion control bond is required.
- 4) Show erosion control BMP locations on the plan

- 5) List erosion control maintenance notes on the plan.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) Provide treatment at future Phase III to accommodate loss of temporary storm water pond.

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 2) Proposed storm swale and culvert may require watermain adjustment and potential insulation of sewer and water pipe.
- 3) Phase III shows ramp construction over watermain. The watermain should be relocated around the new building construction.
- 4) Sanitary sewer from the SE corner of the existing ramp is not shown on the plan. Is the hydrant shown at this location proposed to be installed and will the water stub be extended into the parking structure?
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 7) Provide peak hour and average day water demand and wastewater flow estimates.
- 8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 13) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 14) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 15) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) All public sidewalks shall not be obstructed.
- 2) Do not plant the Greenspire Lindens in the dedicated easement to NSP/Xcel (and when you move it to not put it on the storm sewer pipe). Also, check a couple Autumn Blaze tree locations, they appear to be planned for beneath some overhead powerlines.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 6) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 7) Show location of a bike rack and bike rack detail on the plan.